

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/1410 PLENTY ROAD BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 CUT LEAF COURT BUNDOORA VIC 3083	\$675,000	13-Feb-24
42 CHANCELLOR AVENUE BUNDOORA VIC 3083	\$675,000	19-Feb-24
103 NICKSON STREET BUNDOORA VIC 3083	\$630,000	09-Mar-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 April 2024



## 7 CUT LEAF COURT BUNDOORA VIC 3083

3 2 2

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date

**13-Feb-24**

Distance

**1.49km**



## 42 CHANCELLOR AVENUE BUNDOORA VIC 3083

3 2 2

Sold Price

<sup>RS</sup> **\$675,000** <sup>UN</sup>

Sold Date

**19-Feb-24**

Distance

**1.77km**



## 103 NICKSON STREET BUNDOORA VIC 3083

3 2 2

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**09-Mar-24**

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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